

Send tax notice to:
SHAWN W. MITCHELL
106 HILLCREST DRIVE
MONTEVALLO, AL, 35115

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017017T

20170221000060940
02/21/2017 01:25:42 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Eleven Thousand Seven Hundred Fifteen and 00/100 Dollars (\$211,715.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ADAMS HOMES LLC, **whose mailing address is:** 3000 GULF BREEZE PARKWAY, GULF BREEZE, FL 32563 (hereinafter referred to as “Grantor”) by SHAWN W. MITCHELL and PATSY B. MITCHELL **whose property address is:** 106 HILLCREST DRIVE, MONTEVALLO, AL, 35115 (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 188, Lakes at Hidden Forest Phase 1, according to the plat thereof, as recorded in Map Book 36, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2017.
2. Subject to all matters as set forth as shown on the plat as recorded in Map Book 36, Page 115 of the Probate Records of Shelby County, Alabama.
3. Taxes and/or assessments for the year 2017, not yet due and payable, and for subsequent years. Taxes assessed in the amount of \$357.00 (ESTIMATED ONLY), Parcel ID/Tax ID # 23-7-35-0-007-053.000 are due and payable October 1, 2017, but are not delinquent until December 31, 2017. (Subject to the Tax Assessment.)
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights,
5. Easement granted to Alabama Power Company by instrument recorded in Official Records Instrument 20040623000343040, of the Probate Records of Shelby County, Alabama.
6. Easement granted to Alabama Power Company by instrument recorded in Official Records Instrument 20060414000173920, of the Probate Records of Shelby County, Alabama.
7. Easement granted to GNC LLC by instrument recorded in Official Records Instrument 20061212000600970, of the Probate Records of Shelby County, Alabama.
8. By Laws recorded in Official Records Instrument 2016052000017270, of the Probate Records of Shelby County, Alabama.
9. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 20061120000567220.

\$229,031.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, ADAMS HOMES LLC, by DON ADAMS, its CHIEF FINANCIAL OFFICER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 17th day of February, 2018.

ADAMS HOMES, LLC

BY: Don Adams

DON ADAMS

ITS: CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DON ADAMS, whose name as CHIEF FINANCIAL OFFICER of ADAMS HOMES LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

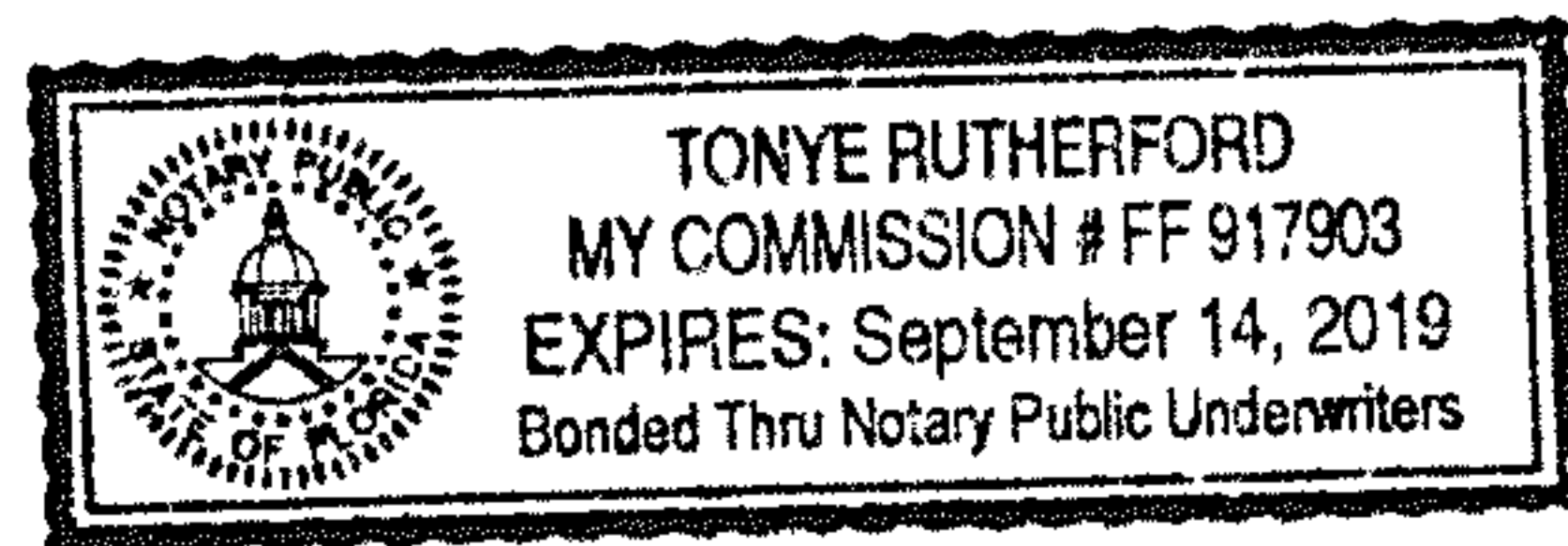
Given under my hand and official seal this the 17th day of February, 2018.

Tonye Rutherford

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/21/2017 01:25:42 PM
\$19.00 CHERRY
20170221000060940

James W. Fuhrmeister